

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 STANHOPE ROAD TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$609,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7 STANHOPE ROAD TARNEIT VIC 3029	\$662,000	27-Mar-23
4 HILLCREST PARADE TARNEIT VIC 3029	\$610,000	01-May-23
33 WOLIN DRIVE TARNEIT VIC 3029	\$630,000	11-Apr-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 September 2023

**7 STANHOPE ROAD TARNEIT VIC 3029**4  2  2 

Sold Price

**\$662,000**

Sold Date

**27-Mar-23**

Distance

**0.03km****4 HILLCREST PARADE TARNEIT VIC 3029**3  2  2 

Sold Price

**\$610,000**

Sold Date

**01-May-23**

Distance

**0.11km****33 WOLIN DRIVE TARNEIT VIC 3029**4  2  2 

Sold Price

**\$630,000**

Sold Date

**11-Apr-23**

Distance

**0.97km**

RS = Recent sale

UN = Undisclosed Sale

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